

OUR COMMUNITY

- Located in East TN on Watts Bar Lake
- Private, Gated Community
- Phase I - developed in 2014
 - 45 waterfront & dockable lots
 - 128 acres of total property
- Phase II – developed in 2016
 - 18 waterfront lots – 16 dockable
 - 26 acres of total property
- 14 Homes Built
- 7 Homes Under Construction

AMENITIES

- 2,000 sq. ft. Clubhouse with Fitness Center
- Walking Trails with benches & picnic tables
- Phase II: Picnic area with fire pit
- Gazebo
- Community boat launch

UTILITIES

- Water & Sewer– Watts Bar Utility District
 - Tap Fee for Water: \$1,800
 - Tap Fee for Sewer: \$8,000 (Rock Clause +\$2,500)
 - Min Bills: \$30 Water / \$50 Sewer *
 - Contact: #800-882-5099
- Electric – Volunteer Electric #423-365-5220
 - Temp Pole - \$200
 - Min Bill: \$12
- Gas – Individual Propane Tanks
 - Thompson Gas #423-241-3941
- Internet/Phone – AT&T Uverse
 - Single Mode Fiber Optic – 75 mps
 - Contact: Joan White: #615-647-8822
- Cable – AT&T Uverse or Satellite
- Garbage: K & N Disposal \$16/month

* Please note that the WKUD fees change periodically. To find their latest fees, please visit www.wbud.org.

RESTRICTION SUMMARY

- Build any time after lot purchase
- Minimum House Square Footage
 - 1,500 total
 - Can include garages, basements, etc.

- HOA Fees \$480 per year
- Roads are private and maintained by HOA
- All building plans must be approved by the Lakeside Coves ACC prior to construction.
- You can choose your own builder.
- Builder puts up cash bond of \$2,500
- All house plans, placement, colors, etc. have to be approved by the ACC prior to construction.
- Lot Setbacks
 - Front min 20 ft.
 - Side min 10 ft.
 - Rear min 15 ft.
- Garages – Optional
- Detached garages must be approved by ACC.
- Roof
 - Shingles, metal or wood shakes
 - Pitch: 10/12 or steeper
- Landscaping must be completed within 60 days of home construction.

SURROUNDING AREA

- County: Meigs
- Population: About 11,698
- Zip Code: 37880
- Local Town: Ten Mile
 - Grocery Store
 - Dollar General
 - Restaurants
- 45 Minutes from West Knoxville
- 60 minutes from Chattanooga
- Located between 2 of the best marinas on the lake, Euchee & Blue Springs

TAXES

- Cost of Living Index: 84.9 (low, U.S. average is 100)
- No State Income Tax
- Property Taxes
 - \$1.98 per \$100 of Assessed Value
 - Assessed Value = 25% of Appraised Value
 - \$500,000 home = \$2,475 Property Tax

PRIVATE DOCK INFORMATION:

- Private docks allowed
- Dock size may vary from lot to lot depending on location in cove.
- Docks must be approved by the ACC before turned in to TVA and the Corps of Engineers.
- TVA: Application Fee is \$500 and permit good for 18 months
- TDEC: Some dock applications will require an ARAP permit from TDEC that costs \$50.
- Dock Size: Max 1,000 sq. ft.
- Average stationary dock (1,000 sq. ft.) costs: \$35,000 - \$45,000
- Floating docks permitted

WATTS BAR LAKE

- On the Tennessee River
- 722 miles of shoreline
- 39,090 acres of water surface
- Minimum Winter Lake Elevation: 735 ft
- Lake at Full Pool: 741 ft
- 72.4 mile long reservoir
- Maximum Depth: Approx 70 ft near dam
- Lakeside Coves has deep, year round water to 90% of our home sites.

WATTS BAR DAM

- Watt Bar Dam built 1942
- 112 ft. high
- 2,960 ft across water surface
- Has one 60-foot by 360-foot lock that lifts and lowers barges as much as 70ft to Chickamauga

FISHING: *GoFishn.com* says: Probably the finest lake in east Tennessee, Watts Bar has the best of just about everything. Largemouth and smallmouths are the big draws. April through June provides peak fishing for largemouth, and October through December offer the best fishing for smallmouths. Although the lake experiences the same summer doldrums as other Tennessee reservoirs, the nighttime bass fishing in July and August ranks with the best in the state. Crappie fishing in the spring is also exceptionally good on Watts Bar, as is the sauger fishing. October and November are the best times for striped bass, but big stripers

are caught year-round. In August and September the lake's white bass fishing is second to none in the state.

Fish Species	2008 Score	2008 Av in TVA
Black Basses	30	37
Black Crappie	33	31
Channel Catfish	26	34
Crappie	28	31
Largemouth Bass	40	35
Smallmouth Bass	26	31
Spotted Bass	40	33
Striped Bass	24	35
White Bass	36	40
White Crappie	31	33

WEATHER

- 4 distinct seasons with mild winters
- Average Temperatures:
 - Summer – 86 High, 65 Low
 - Winter – 49 High, 28 Low
- Average Monthly Rainfall: 4.8 inches
- Average Annual Snowfall: 5 inches

